

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETScape STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Supplemental Page One

Motion made by BYRON GOYNES to Approve subject to conditions and adding the following conditions as read for the record:

- A. No outdoor pay phones shall be installed on-site.
- B. All signage facing Tenaya Way shall be back-lighted.

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

C. Any other lighting on the east elevation of the building shall be shielded and directed downward.

D. No outdoor public address system shall be installed beyond the system customarily installed with the fuel pumps.

E. The site shall be chemically treated to reduce the number of insects prior to grading.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH, GLENN TROWBRIDGE)

Minutes:

VICE CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, indicated that the request would amend the previously approved Site Development Plan Review to reduce the area of the convenience store and increase the general retail space in the proposed building. Minor site changes have been made to accommodate parking and amenity requirements as the site complies with Title 19 and it is compatible with the surrounding area. Staff recommended approval.

As a result of a neighborhood meeting held on October 1, 2009, additional conditions were recommended, which MR. GEBEKE read into the record.

GEMIE KISELY, GK3 Architecture, 2111 Edgewood Avenue, agreed with all conditions as read by staff. She verified for VICE CHAIR TRUESDELL that during the neighborhood meeting the size of the convenience store was not a concern of the neighbors but rather the location of the building on the site. She confirmed that the outside seating would only consist of benches. VICE CHAIR TRUESDELL felt the site is still intense. MS. KISELY added that music will not be played, and that Arco would be the operator of convenience store.

COMMISSIONER GOYNES verified that the plaza was created per the Town Center Standards requirement and it would either be stamped concrete or pavers surrounded by landscape.

VICE CHAIR TRUESDELL declared the Public Hearing closed.